160.0	0004	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,900 / 744,900
					USE VALUE:	744,900 / 744,900
					ASSESSED:	744,900 / 744,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERRETTI IRENE A
Owner 2:	
Owner 3:	
Street 1:	1478 RIVERPLACE BLVD UNIT 603
Street 2:	
Twn/City:	JACKSONVILLE
St/Prov:	FL Cntry: Own Occ: N
Postal:	32207 Type:

PREVIOUS OWNER

Owner 1:	LALLY IRENE A -
Owner 2:	-
Street 1:	119 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,521 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1968 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4521.000	356,000		388,900	744,900
Total Card	0.104	356,000		388,900	744,900
Total Parcel	0.104	356,000		388,900	744,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.51 | /Parcel: 378.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107020
GIS Ref	
GIS Ref	
Insp Date	07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0004-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,100	0	4,521.	388,900	745,000	745,000	Year End Roll	12/18/2019
2019	101	FV	269,500	0	4,521.	388,900	658,400	658,400	Year End Roll	1/3/2019
2018	101	FV	269,500	0	4,521.	344,500	614,000	614,000	Year End Roll	12/20/2017
2017	101	FV	269,500	0	4,521.	288,900	558,400	558,400	Year End Roll	1/3/2017
2016	101	FV	269,500	0	4,521.	288,900	558,400	558,400	Year End	1/4/2016
2015	101	FV	255,400	0	4,521.	250,000	505,400	505,400	Year End Roll	12/11/2014
2014	101	FV	229,500	0	4,521.	241,700	471,200	471,200	Year End Roll	12/16/2013
2013	101	FV	229,500	0	4,521.	230,000	459,500	459,500		12/13/2012

!12544!

PRINT

Date	Time
12/11/20	02:37:30

LAST REV

Date	Time
08/03/18	09:29:14
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12544

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LALLY JAMES R	13436-154		5/8/1978		1	No	No		
IRVING SISSON A	12669-178		7/17/1974		1	No	No		
	13436-154		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	107020
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2013	1403		84,200	C				
12/30/2008	1516	Manual	16,800	C				remove existing fr
4/26/2004	310	Addition	57,500					W/NEW BTH

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
5/21/2014	Measured	PC	PHIL C
2/27/2014	Info Fm Prmt	EMK	Ellen K
4/9/2009	Inspected	372	PATRIOT
11/10/2008	Measured	336	PATRIOT
12/3/1999	Meas/Inspect	256	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4521		Sq. Ft.	Site		0	70.	1.23	8									388,942						388,900	

Total AC/HA: 0.10379 | Total SF/SM: 4521 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 388,942 | Spl Credit | Total: 388,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18353653
Const Adj.:	0.98000199
Adj $ / SQ:	150.783
Other Features:	103691
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437354
Depreciation:	81348
Depreciated Total:	356006

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

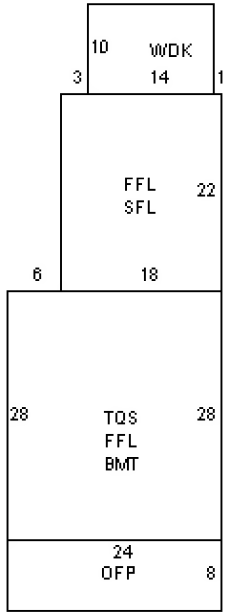
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.78
Special Features:	0	Val/Su Net:	119.78
Final Total:	356000	Val/Su SzAd	180.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,068	150.780	161,036
BMT	Basement	672	45.230	30,398
TQS	3/4 Story	504	150.780	75,995
SFL	Second Floor	396	150.780	59,710
OFP	Open Porch	192	24.590	4,722
WDK	Deck	140	12.880	1,803

Net Sketched Area:	2,972			Total:	333,664
Size Ad	1968	Gross Are	3140	FinArea	1968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

160.0-0004-0007.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	